

SNAPSHOT of HOME Program Performance--As of 12/31/08
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): **Fort Wayne**

State: **IN**

PJ's Total HOME Allocation Received: **\$16,774,816**

PJ's Size Grouping*: **B**

PJ Since (FY): **1992**

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	B	Overall
Program Progress:				PJs in State: 12			
% of Funds Committed	89.75 %	91.58 %	11	90.66 %	48	44	
% of Funds Disbursed	82.24 %	88.00 %	10	81.06 %	45	45	
Leveraging Ratio for Rental Activities	4.48	2.94	1	4.62	100	100	
% of Completed Rental Disbursements to All Rental Commitments***	100.00 %	91.32 %	1	81.27 %	100	100	
% of Completed CHDO Disbursements to All CHDO Reservations***	82.87 %	87.76 %	8	68.23 %	80	74	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	76.92 %	81.99 %	9	79.86 %	29	30	
% of 0-30% AMI Renters to All Renters***	46.15 %	47.59 %	7	44.82 %	55	52	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	89.51 %	98.66 %	11	94.65 %	16	16	
Overall Ranking:			In State:	8 / 12	Nationally:	74	
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$14,601	\$18,174		\$25,419	143 Units	13.80 %	
Homebuyer Unit	\$13,095	\$14,869		\$14,530	334 Units	32.20 %	
Homeowner-Rehab Unit	\$12,313	\$15,304		\$20,251	561 Units	54.00 %	
TBRA Unit	\$0	\$2,206		\$3,156	0 Units	0.00 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (55 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (201 PJs)

C = PJ's Annual Allocation is less than \$1 million (293 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Fort Wayne IN

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$30,787	\$46,826	\$13,122
State:*	\$63,989	\$74,000	\$19,532
National:**	\$89,640	\$72,481	\$22,984

CHDO Operating Expenses:
(% of allocation)

PJ: 0.8 %
National Avg: 1.1 %

R.S. Means Cost Index: 0.91

	Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:				
White:	42.4	37.7	54.5	0.0
Black/African American:	49.2	51.0	41.4	0.0
Asian:	0.8	1.7	0.0	0.0
American Indian/Alaska Native:	0.8	0.0	0.2	0.0
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0
Asian and White:	0.0	0.0	0.0	0.0
Black/African American and White:	0.0	1.0	0.0	0.0
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0
Other Multi Racial:	0.0	1.3	0.0	0.0
Asian/Pacific Islander:	1.5	0.7	0.0	0.0

ETHNICITY:

Hispanic	5.3	6.7	3.9	0.0
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HOUSEHOLD SIZE:

1 Person:	40.2	21.0	37.4	0.0
2 Persons:	16.7	19.3	25.0	0.0
3 Persons:	16.7	23.0	15.9	0.0
4 Persons:	9.8	21.3	11.4	0.0
5 Persons:	11.4	8.7	6.6	0.0
6 Persons:	0.8	5.3	2.7	0.0
7 Persons:	2.3	0.7	0.7	0.0
8 or more Persons:	2.3	0.7	0.4	0.0

HOUSEHOLD TYPE:

Single/Non-Elderly:	37.1	28.7	21.2	0.0
Elderly:	13.6	2.7	27.5	0.0
Related/Single Parent:	32.6	35.3	29.4	0.0
Related/Two Parent:	12.9	29.0	16.8	0.0
Other:	3.8	4.3	5.2	0.0

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	12.9	3.0 [#]
HOME TBRA:	0.0	
Other:	8.3	
No Assistance:	78.8	

of Section 504 Compliant Units / Completed Units Since 2001 12

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



**HOME PROGRAM
SNAPSHOT WORKSHEET - RED FLAG INDICATORS**
Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Fort Wayne

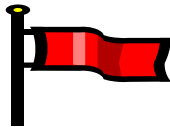
State: IN

Group Rank: 74
(Percentile)

State Rank: 8 / 12 PJs

Overall Rank: 74
(Percentile)

Summary: 1 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 73.60%	100	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 47.54%	82.87	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	76.92	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 90.20%	89.51	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.500	2.71	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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